161.0	0002	0006.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	811,300 /	811,300
					USE VALUE:	811,300 /	811,300
					ASSESSED:	811,300 /	811,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
239		PARK AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MAGUIRE JOHN F
Owner 2:	
Owner 3:	
Street 1:	C/O DAVID CATERINO
Street 2:	122 COLEMAN RD
Twn/City:	WARREN
St/Prov:	VT Cntry: Own Occ: Y
Postal:	05674 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .274 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Aluminum Exterior and 1980 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11918.000	294,200		517,100	811,300
Total Card	0.274	294,200		517,100	811,300
Total Parcel	0.274	294,200		517,100	811,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 409.75 | /Parcel: 409.75

Legal Description

Entered Lot Size | Total Land: | Land Unit Type:

User Acct 107379

GIS Ref

GIS Ref

Insp Date 07/26/18

!12583!

PREVIOUS ASSESSMENT

Parcel ID: 161.0-0002-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	294,200	0	11,918.	517,100	811,300		Year end	12/23/2021
2021	101	FV	285,200	0	11,918.	517,100	802,300		Year End Roll	12/10/2020
2020	101	FV	285,300	0	11,918.	517,100	802,400	802,400	Year End Roll	12/18/2019
2019	101	FV	223,800	0	11,918.	517,100	740,900	740,900	Year End Roll	1/3/2019
2018	101	FV	223,800	0	11,918.	458,000	681,800	681,800	Year End Roll	12/20/2017
2017	101	FV	223,800	0	11,918.	384,100	607,900	607,900	Year End Roll	1/3/2017
2016	101	FV	223,800	0	11,918.	384,100	607,900	607,900	Year End	1/4/2016
2015	101	FV	210,900	0	11,918.	332,400	543,300	543,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:11:41

LAST REV

Date	Time
04/14/21	10:38:23
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 12583

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	6678-401		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	107379
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/14/2021	Mail Update	MM	Mary M
7/26/2018	Inspected	CC	Chris C
6/7/2018	MEAS&NOTICE	CC	Chris C
10/28/2008	Meas/Inspect	345	PATRIOT
1/6/2000	Inspected	264	PATRIOT
12/9/1999	Mailer Sent		
11/24/1999	Measured	263	PATRIOT
12/1/1981		WG	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11918		Sq. Ft.	Site		0	70.	0.62	8			Med. Tr	-5					517,066						517,100	

Total AC/HA:	0.27360	Total SF/SM:	11918	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	517,066	Spl Credit		Total:	517,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.18030298
Const Adj.:	0.97563571
Adj $ / SQ:	155.459
Other Features:	62250
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	456881
Depreciation:	162650
Depreciated Total:	294232

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	6	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

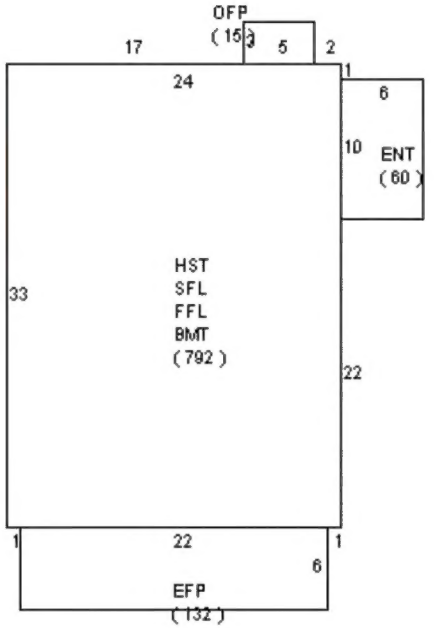
No Unit	RMS	BRS	FL
1	9	6	
Totals			
1	9	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	171.00
Special Features:	0	Val/Su Net:	98.76
Final Total:	294200	Val/Su SzAd	148.59

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	792	46.640	36,937
FFL	First Floor	792	155.460	123,123
SFL	Second Floor	792	155.460	123,123
HST	Half Story	396	155.460	61,562
EFP	Enclos Porch	132	46.680	6,162
ENT	ENTRY	60	25.760	1,545
OFP	Open Porch	15	42.930	644
	Net Sketched Area:	2,979	Total:	353,096
Size Ad	1980	Gross Area	3375	FinArea 1980

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

161.0-0002-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc